

170.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

USE VALUE:

ASSESSED:

Total Card /

961,700 /

961,700

Total Parcel

961,700 /

961,700

Total Parcel

961,700 /

961,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Owner 1:	61 PAUL REVERE ROAD LLC				
Owner 2:					
Owner 3:					
Street 1:	471 FOREST STREET				
Street 2:					
Twn/City:	WALTHAM				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02452	Type:			

PREVIOUS OWNER

Owner 1:	MACGREGOR LOIS C/TRUSTEE -		
Owner 2:	CHARLES W MACGREGOR FMLY TRUST -		
Street 1:	86 HARTWELL ROAD		
Twn/City:	BEDFORD		
St/Prov:	MA	Cntry	
Postal:	01730		

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1912, having primarily Vinyl Exterior and 2828 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7215		Sq. Ft.	Site		0	70.	0.88	6									445,515						445,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7215.000	516,200		445,500	961,700
Total Card	0.166	516,200		445,500	961,700
Total Parcel	0.166	516,200		445,500	961,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	340.06	/Parcel:	340.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	516,200	0	7,215.	445,500	961,700		Year end	12/23/2021
2021	104	FV	490,700	0	7,215.	445,500	936,200		Year End Roll	12/10/2020
2020	104	FV	490,700	0	7,215.	445,500	936,200	936,200	Year End Roll	12/18/2019
2019	104	FV	396,800	0	7,215.	439,200	836,000	836,000	Year End Roll	1/3/2019
2018	104	FV	372,000	0	7,215.	337,300	709,300	709,300	Year End Roll	12/20/2017
2017	104	FV	348,000	0	7,215.	318,200	666,200	666,200	Year End Roll	1/3/2017
2016	104	FV	348,000	0	7,215.	292,800	640,800	640,800	Year End	1/4/2016
2015	104	FV	288,100	0	7,215.	273,700	561,800	561,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACGREGOR LOIS	78299-220	1	7/22/2021		1,190,000	No	No		
MACGREGOR CHARL	70749-283		3/19/2018	Convenience	10	No	No		Charles W MacGregor Sr dod 2/10/1997
MAC GREGOR CHAR	67755-312		8/5/2016	Convenience	10	No	No		
MAC GREGOR CHAR	35715-546		6/20/2002	Family		No	No		
MACGREGOR CHARL	22781-3		12/30/1992			No	No		A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACGREGOR LOIS	78299-220	1	7/22/2021		1,190,000	No	No		
MACGREGOR CHARL	70749-283		3/19/2018	Convenience	10	No	No		Charles W MacGregor Sr dod 2/10/1997
MAC GREGOR CHAR	67755-312		8/5/2016	Convenience	10	No	No		
MAC GREGOR CHAR	35715-546		6/20/2002	Family		No	No		
MACGREGOR CHARL	22781-3		12/30/1992			No	No		A

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2002	6	Siding	20,869	C				SIDING AND GUTTERS

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2002	6	Siding	20,869	C				SIDING AND GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
7/2/2018	MEAS&NOTICE	CC	Chris C
5/2/2009	Meas/Inspect	372	PATRIOT
10/17/2008	Measured	197	PATRIOT
2/6/2003	External Ins	PM	Peter M
12/28/1999	Mailer Sent		
12/8/1999	Measured	263	PATRIOT
7/20/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aporo

2023

